



**Regina  
Humane  
Society**

Dear Strata Corporation,

Each year at the Regina Humane Society, approximately 20% of pets are surrendered due to a lack of available pet-friendly housing. These numbers do not account for the thousands of pets, often cats, which are abandoned into the streets or left in the apartment by their previous owners who were unable to find more affordable pet friendly housing.

Pets have proven physiological, psychological and social benefits to humans. A review of the benefits produced by Paws SF in 2007 shows that dog ownership slows heart rates, decreases risk for cardiovascular disease, and decreases blood pressure. Studies also found increased dopamine and endorphins and decreased cortisol (a stress hormone) following time spent with a dog. Children who are introduced to pets at an early age have fewer allergies, asthma, and wheezing and less frequent illnesses.

Subjects recovering from grieving who had pets reported lower medication use and less depression. Female pet-owners who have suffered physical abuse reported pets as an important source of emotional support.

These benefits affect people of all ages and from all walks of life, demonstrated by the reality that over 50% of the population has pets. Discriminating against a possible owner or tenant based on their positive relationship with their pet creates additional stress for all involved. Conversely, when housing and community environments are supportive of animal ownership, it has been found that the human-animal relationship is strengthened (O'Haire, 2009).

Will you adopt a strata bylaw that demonstrates compassion and humanity? Good, fair policies restrict unwanted behavior rather than prohibiting the "enjoyment of property" outright. Think of policies written to regulate liquor, enjoyment of parks, transit; each of these ensures that the unwanted behaviors are curbed while still allowing for shared enjoyment of the associated benefits.

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**MORE** than a Shelter

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Phone: (306) 543-6363 • [www.reginahumanesociety.ca](http://www.reginahumanesociety.ca)

We recommend that strata or rental building bylaws:

- Permit the same amount of pets as regulated by the municipality.
- Mandate a registry of owned and frequently cared for animals in the building so that any reported issues can be easily resolved.
- Encourage pet guardians to spay or neuter their pets, as evidence has shown that this can reduce conflict and aggression.
- Mandate annual licensing with the municipality.
- Mandate permanent identification for cats and dogs.
- Mandate all waste in common areas be immediately removed and the area cleaned.
- Mandate vaccination and flea control program appropriate to the type of pet.
- Provide owners and tenants with information about their rights and responsibilities related to noise.
- Encourage pet guardians to provide their pets with regular exercise and use dog walkers or daycares for dogs who experience anxiety being left alone during the day.
- Mandate regular grooming and nail trimming to limit the sound of scratching on the floors.
- Ensure the information of a caregiver is available to the strata council should the guardian be away for an extended period of time.
- Prohibit exotic animals in line with Saskatchewan Captive Wildlife Regulations.

A sample pet policy is available at [www.reginahumanesociety.ca](http://www.reginahumanesociety.ca).

Animals in Regina and area shelters are relying on you to make the housing stock available so that they can have a long-lasting place to call home.

Please do not hesitate to contact us directly with any questions or concerns or to access our resources to make housing pets a positive experience for all involved. Thank you for doing your part to realize the positive benefits of pets and ensure their place in your community!

Kind regards,

A handwritten signature in black ink, appearing to read 'Lisa Koch', written in a cursive style.

Lisa Koch  
Executive Director,  
Regina Humane Society